

## City of Veneta

### NOTICE OF PUBLIC HEARING

The Veneta Planning Commission will be holding a public hearing regarding proposed amendments to the Comprehensive Plan (map only) and zoning map on **Tuesday, August 2, 2016 at 6:30p.m** at the City of Veneta Administrative Center (88184 8<sup>th</sup> Street, Veneta, OR 97487).

NATURE OF APPLICATION	Zone and Comprehensive Plan designation (map only) amendment request of approximately +/-50.78 acres from Rural Residential (RR) and Single Family Residential (SFR) to M-Medium Density Residential Comprehensive Plan designation and General Residential (GR) zone designation.
APPLICABLE CRITERIA	Approval will be based upon conformance with applicable sections of the Veneta Comprehensive Plan (Chapter V) and Veneta Land Development Ordinance No. 493, Article 11 - Amendments.
PROPERTY LOCATION	Assessor's Map No. 17-05-31-00, Tax Lot No.'s 00400 & 00501 and Assessor's Map No. 17-05-31-34, Tax Lot No. 00602
APPLICANT OWNER	Jerome Poulin, for Sarto Village Project Society of Saint Pius X Southwest District, Inc.
ZONE DESIGNATION	Rural Residential (R), Single Family Residential (SFR), Greenway-Open Space Subzone (/GW) and Floodplain Subzone (/FP)
COMP PLAN DESIGNATION	R-Rural Residential, L-Low Density Residential, OS-Open Space/ Greenway and 100-Year Floodplain Overlay
STAFF CONTACT	Lisa Garbett, Veneta City Hall at 541-935-2191
FILE NUMBER	CP/ZC-1-16

Citizens may present testimony for or against the request by submitting written comments or by giving oral testimony at the public hearing listed above. The public hearing will be held at the City of Veneta Administrative Center at 88184 8<sup>th</sup> Street.

In order to ensure timely inclusion in the staff report, please submit written comments by 5:00 p.m. on July 12, 2016. Comments received after July 12, 2016 may not be included in the staff report, but will be added to the record. All written and oral comments should specifically address the criteria stated above.

More information regarding the application is available at Veneta City Hall. Written comments may be submitted at Veneta City Hall or mailed to City of Veneta, P.O. Box 458, Veneta, Oregon 97487; or sent by FAX (541) 935-1838. Please reference the above file number CP/ZC-1-16 on written comments submitted. The Planning Commission will review the request for compliance with applicable criteria based upon information in the staff report and comments received. A staff report, incorporating written comments received by the City, will be available for review at Veneta City Hall 7 days prior to the public hearing. Copies of the applicable ordinance, the application, the staff report, and related documents can be purchased for the cost of copying or are available at the City's website at <http://www.venetaoregon.gov>.

The public hearing will follow the city land use hearing rules of procedure. The Planning Commission will make a recommendation to the Veneta City Council who will make a final decision approving or denying the application. Appeal of the City Council's decision would be to the Land Use Board of Appeals (LUBA). Failure to raise an issue accompanied by statements or evidence sufficient to afford this Commission and the parties an opportunity to respond to the issue precludes appeal to LUBA based on that issue. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow this Commission to respond to the issue precludes an action for damages in circuit court.